040.0	0002	0017.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	824,700 /	824,700
					USE VALUE:	824,700 /	824,700
					ASSESSED:	824,700 /	824,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUBOULIS SAM & AIDA	
Owner 2:		
Owner 3:		
Street 1:	27 PARK STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,626 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Clapboard Exterior and 1538 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6626.000	310,600	19,100	495,000	824,700
Total Card	0.152	310,600	19,100	495,000	824,700
Total Parcel	0.152	310,600	19,100	495,000	824,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.22 | /Parcel: 536.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	26607
GIS Ref	
GIS Ref	
Insp Date	11/29/18

!3281!

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0002-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,600	19100	6,626.	495,000	824,700	824,700	Year End Roll	12/18/2019
2019	101	FV	234,000	19100	6,626.	526,000	779,100	779,100	Year End Roll	1/3/2019
2018	101	FV	234,000	19100	6,626.	383,600	636,700	636,700	Year End Roll	12/20/2017
2017	101	FV	234,000	19100	6,626.	334,100	587,200	587,200	Year End Roll	1/3/2017
2016	101	FV	234,000	19100	6,626.	284,600	537,700	537,700	Year End	1/4/2016
2015	101	FV	221,000	19100	6,626.	278,500	518,600	518,600	Year End Roll	12/11/2014
2014	101	FV	221,000	19100	6,626.	228,900	469,000	469,000	Year End Roll	12/16/2013
2013	101	FV	221,000	19100	6,626.	217,800	457,900	457,900		12/13/2012

PRINT

Date	Time
12/10/20	18:34:09

LAST REV

Date	Time
09/09/19	10:32:24

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3281

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUBOULIS SAM/T	20919-301		12/17/1990		99	No	No		A

USER DEFINED

Prior Id # 1:	26607
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/1993	549		10,000					19X24 GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
4/17/2009	Meas/Inspect	189	PATRIOT
4/15/2000	Inspected	270	PATRIOT
3/2/2000	Measured	263	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6626		Sq. Ft.	Site		0	80.	0.93	1									495,026						495,000	

Total AC/HA:	0.15211	Total SF/SM:	6626	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	495,026	Spl Credit		Total:	495,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33270478
Const Adj.:	0.99989998
Adj $ / SQ:	173.234
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381617
Depreciation:	70981
Depreciated Total:	310636

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

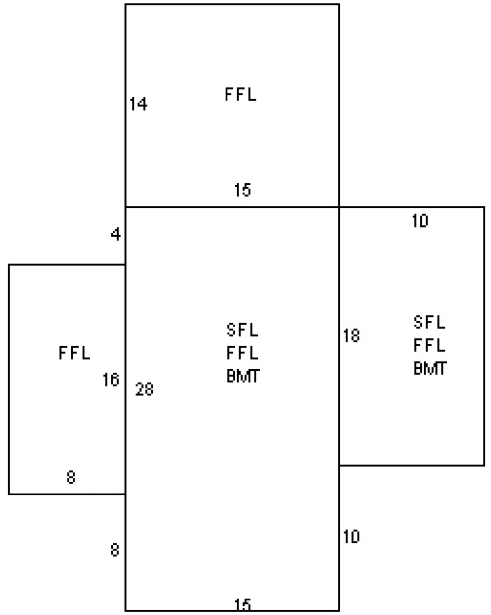
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.23
Special Features:	0	Val/Su Net:	145.28
Final Total:	310600	Val/Su SzAd	201.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	938	173.230	162,494
BMT	Basement	600	51.970	31,182
SFL	Second Floor	600	173.230	103,941

Net Sketched Area:	2,138			Total:	297,617
Size Ad	1538	Gross Are	2138	FinArea	1538

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0002-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
16	Shop W/Loft	D	Y	1	54X26	A	AV	1915	22.65	T	40	101			19,100			19,100

More:	N	Total Yard Items:	19,100	Total Special Featues:	Total: 19,100